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**VIA EMAIL**

May 11, 2021

Alex Fisch, Mayor  
Göran Eriksson, Council Member  
Daniel Lee, Council Member  
Yasmine-Imani McMorrin, Council Member  
Albert Vera, Council Member  
City Council  
City of Culver City  
9770 Culver Blvd.  
Culver City, CA 90232  
city.clerk@culvercity.org

Jeremy Green, Department Head  
City Clerk's Office  
City of Culver City  
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**Re: Application for Appeal of Planning Commission Adoption of Mitigated Negative Declaration and Approval of Conditional Use Permit P2019-0194-CUP, Site Plan Review P2019-0194-SPR, and Administrative Use Permit P2019-0194-AUP for the 11469 Jefferson Boulevard Hotel Project (Planning Commission Decision Date: April 28, 2021)**

Dear Mayor Fisch and Honorable Members of the City Council of Culver City,

I am writing on behalf of the **Supporters Alliance for Environmental Responsibility ("SAFER")** to appeal the decisions of the Culver City Planning Commission on April 28, 2021 to adopt a mitigated negative declaration ("MND") and approve Conditional Use Permit P2019-0194-CUP, Site Plan Review P2019-0194-SPR, and Administrative Use Permit P2019-0194-AUP for the 11469 Jefferson Boulevard Hotel Project ("Project").

The basis for SAFER's appeal is that the MND adopted by the Planning Commission is improper under the California Environmental Quality Act ("CEQA") because there is a fair argument that the Project may result in significant environmental impacts. As such, an environmental impact report ("EIR") for the Project must be prepared, circulated, and certified prior to approval of the Project.

As described in greater detail in SAFER's comment letter submitted to the Planning Commission on February 19, 2021, attached hereto and incorporated by reference, the Project may have significant impacts related to indoor and outdoor air quality, health impacts from diesel particulate matter, and greenhouse gases.

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Per Culver City Municipal Code 17.640.030(C)(3), this application is accompanied by the supporting evidence presented in the attached comment letter submitted on behalf of SAFER to the Planning Commission on February 19, 2021. Additionally, it is my understanding that the City will invoice SAFER for the appeal fee upon submission of this application. SAFER will pay the appeal fee in full upon receiving the invoice.

Thank you for your consideration of this matter.

Sincerely,



Brian B. Flynn  
Lozeau Drury LLP